



**City of Quincy**  
Wollaston 市 未来振兴区域  
**Wollaston Neighborhood Revitalization Project**  
**Community Planning Session #1**  
**December 4, 2018**

Neighborhood and community stakeholders including residents, property owners, business managers and other representatives came together for the first Wollaston Neighborhood Revitalization Project's community planning session on December 4, 2018. Over 250 community members took part in the workshop held at the Central Middle School. The purpose of the community planning session included an introduction to the Wollaston Neighborhood Revitalization Project and general vision planning/input solicitation from the community. As presented to the community, this meeting was intended as a litmus test to determine whether the Wollaston community was interested in a revitalization project, and, if so, what types of improvements would the community like to see in their neighborhood. Feedback was obtained through a variety of "small group" exercises as well as general feedback voting and post-it boards. As a result of the remarkable public attendance (>250 participants), significant and valuable input was provided through a variety of means.

The small group exercise breakout sessions included the following activities. Multiple twenty-five-minute time slots were allotted for participation at each break out session, however, some participants remained at some of the exercises for multiple rotations.

- Land Use Mapping:
  - "Build a Wollaston" Building Blocks Exercise
  - "Color a Wollaston" Color-In Maps
- Circulation/Transportation Planning
- Land Use Voting Sheets
- General Feedback Boards:
  - Project Area Map where participants could post comments
  - Back of the Agenda/Notes that were handed in at the end of the meeting

[illegible]

Participants were instructed to disregard existing land uses for purposes of this exercise as this is a visioning process for the City to learn about the community's desires and needs. Two separate "Build a Wollaston" block exercises were concurrently completed during two back to back breakout sessions. However, only one block exercise produced maps with blocks. The other exercise group preferred to verbally discuss the different options. These verbal discussions were recorded by the facilitator. Therefore, two block map arrangements were completed as part of the exercise.

Several themes emerged as from this exercise as participants worked in their groups. Many of the groups suggested land use arrangements that were analogous to each other. Photos of each “Build a Wollaston” and “Color a Wollaston” maps are provided later in this section.

- **Overall consensus:** The Wollaston area could benefit from a revitalization project. The project should involve consultation with the community in order to preserve Wollaston’s cultural diversity and vibe.
- **Placemaking:**
  - Celebrate and promote Wollaston’s cultural diversity
  - A Community Center is desired
  - Encourage consistent store front facades (placemaking)

- Fix-up blighted storefronts
- Exercise Eminent Domain on blighted properties
- Add Green space/Open Space
- Encourage and attract more cafes, restaurants and entertainment
- **Housing Desires:**
  - Mixed-use
  - Over 55 housing
  - More than minimum low-income housing
  - Keep Fair Rental/Market Rates
- **Additional Studies:**
  - Zoning
  - Parking
  - Accessibility Review: buildings, sidewalks and intersections between building, sidewalk and roads
- **Parking**
  - Work with MBTA on improvement to the parking area- mixed use opportunities around the edges of the parking lot
  - Consider shared parking in all parking lots including MBTA Wollaston parking lot
- **Multimodal Circulation**
  - Consider a pedestrian bridge across Newport Ave
  - Add bike lanes
  - Improve accessibility throughout Wollaston
- **Other:**
  - Indoor activities for all ages
  - Do something with the Wollaston Theatre Lot! Brewery, open space, entertainment

Following are photographs of the various maps created by the public.



“Build a Wollaston” Map 1:

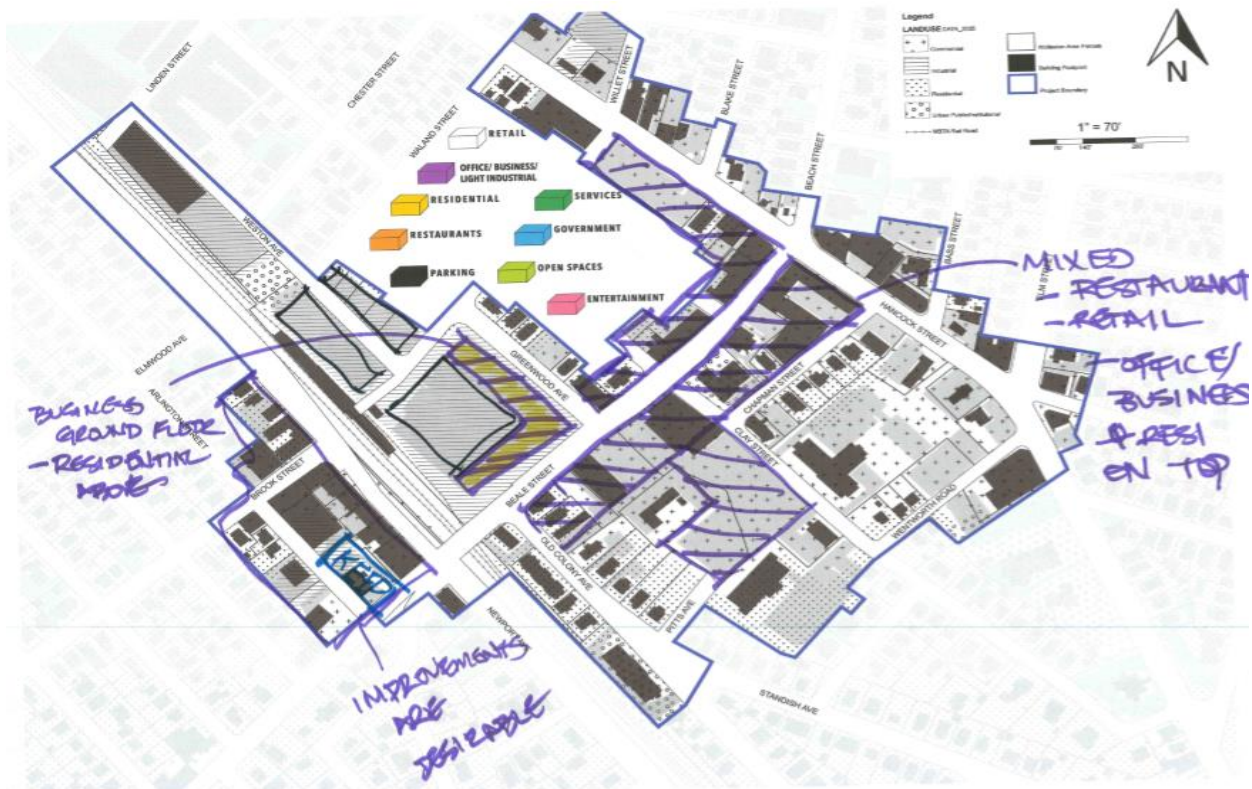


“Build a Wollaston” Map 2





"Color a Wollaston" Map 1:



"Color a Wollaston" Map 2:





The map shows a complex street grid with major thoroughfares like LAUREL STREET, LEXINGTON STREET, MARKET STREET, and ARCH STREET. Various building footprints are shown, some labeled with names like 'The Park Hotel' and 'The Grand Hotel'. A legend in the top right corner defines symbols for different types of buildings and spaces. Handwritten annotations include:

- Blue ink:** "Public parking" near the top left, "Retail" near the bottom right, and "Common for parking + retail cent." near the bottom left.
- Red ink:** "Public parking" near the top right, "Retail" near the bottom right, and "Public parking" near the bottom left.

A scale bar at the top right indicates 1" = 70'. A north arrow points towards the top right corner.

**LEGEND**

- Building Footprints
- Streets
- Land Use Zones

**1" = 70'**

**Handwritten Annotations:**

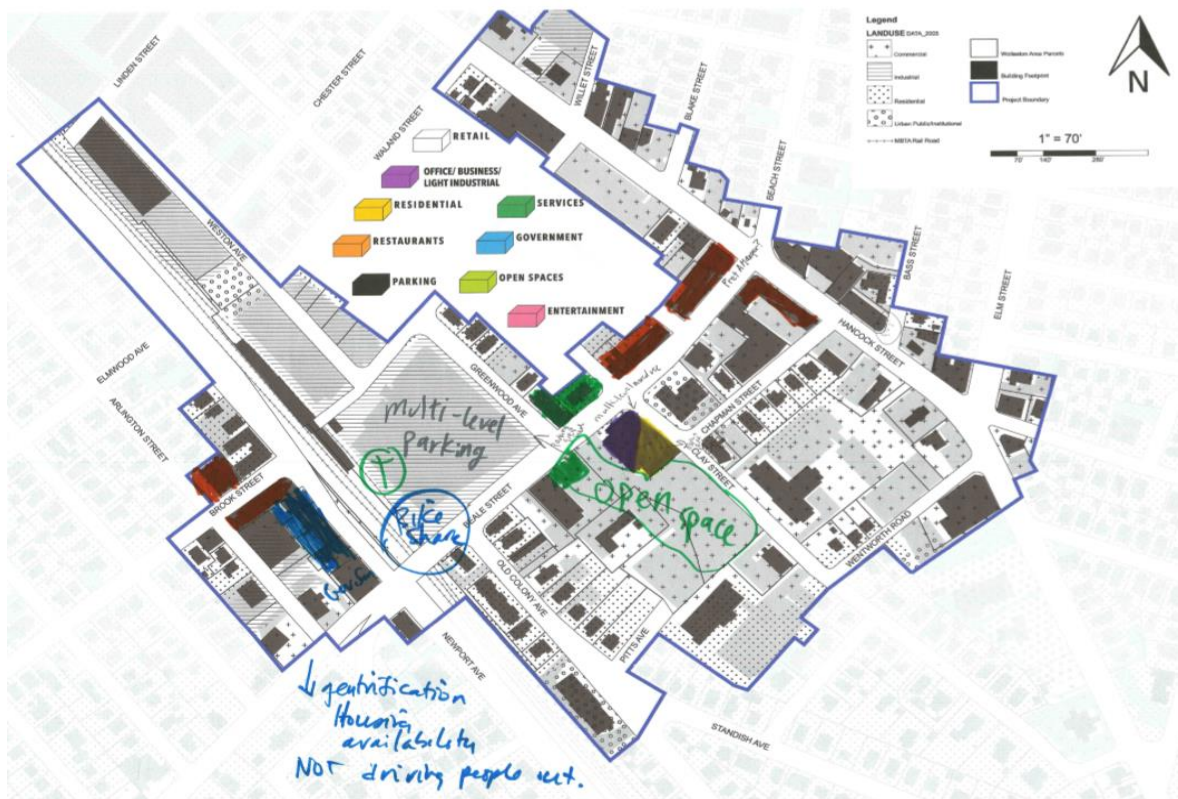
- EXPLORE STREET DESIGN OPPORTUNITIES (LIGHT) CARRIAGES?** (Purple)
- UNDERUTILIZED - HOW TO ACTIVATE? - OPPORTUNITY FOR DEMURS - TOPOGRAPHY ISSUES** (Red)
- MIXED USE RETAIL** (Red)
- OPEN SPACES** (Green)
- LAUNCH UTILITY SPACE** (Green)
- EXISTING COFFEE SHOP - OPPORTUNITY FOR PICKUP PARK** (Red)
- ACTIVATE CORNER W/ RETAIL** (Red)
- DRIVES PARKING DEMAND** (Black)
- BUSINESS USES - COLLABORATE PROPERLY CONVENIENTS** (Blue)



“Color a Wollaston” Map 5:



“Color a Wollaston” Map 6:



## Circulation/Transportation Planning Exercise



A large road map showing existing conditions was used to delineate areas where transportation and circulation changes and/or improvements would be beneficial. Participants were provided with markers and post it stickers to provide feedback directly on the map. Facilitators took notes throughout the feedback process.

Existing conditions information provided on the maps included cross walks, stop lights, stop signs, MBTA bus and rail stops, existing pedestrian corridors) such as sidewalks, alleyways and the MBTA pedestrian tunnel) along with building and parking lot footprints.

During the exercise public feedback was obtained using post it notes with comments, sketches on the circulation maps as well as facilitator notes. Several themes emerged from the feedback provided. The following list summarizes the feedback from this exercise by general theme:

- **Desired Bicycle Accommodations:**
  - Protected bike lanes
  - Complete bike connectivity assessments
  - Bike lanes in general: Hancock Street, Beale Street and Newport Avenue
- **Desired Pedestrian Accommodations:**
  - Improve walkability:
  - Pedestrian overpass connections to Wollaston T Stop from Newport Avenue
  - Improved cross walks design
  - Improved and programmed signalization at crosswalks
  - ADA and pedestrian improvements along sidewalks
  - Improved pedestrian connection to beach
- **Vehicular Traffic Circulation Recommendations:**
  - Convert Woodbine Street to One Way
  - Improved vehicular connection to beach
- **Public Transportation:**
  - Additional bus stops



- **Multi Modal Transportation Recommendations:**
  - Facilities for bike share and car sharing
  - Multi modal transportation connections to the beach (trolley, bike share, etc)
- **Parking Suggestions:**
  - One -sided parking on West and East Elm
  - Shared parking (MBTA and other private lots)
  - Parking garages (reduce development parking requirements as a result)
  - Car charging stations
- **Drainage/ Flooding Concerns:**
  - Corner of Blake and Hancock
  - Newport across Old Colony into CVS/Wolly Wine Plaza

## Land Use Categories Voting Exercise



Boards for each of the nine (9) potential land use categories with representative photos of the types of uses that would fall under the overall land use were posted on the wall. Upon registration, individuals were provided 10 stickers to be used to vote on their 10 most prefer uses or examples of each of the uses. Participants could put more than one sticker on any individual use category. A second set of boards were posted near the “Build a Wollaston” exercise area a reference sheet for the exercise.

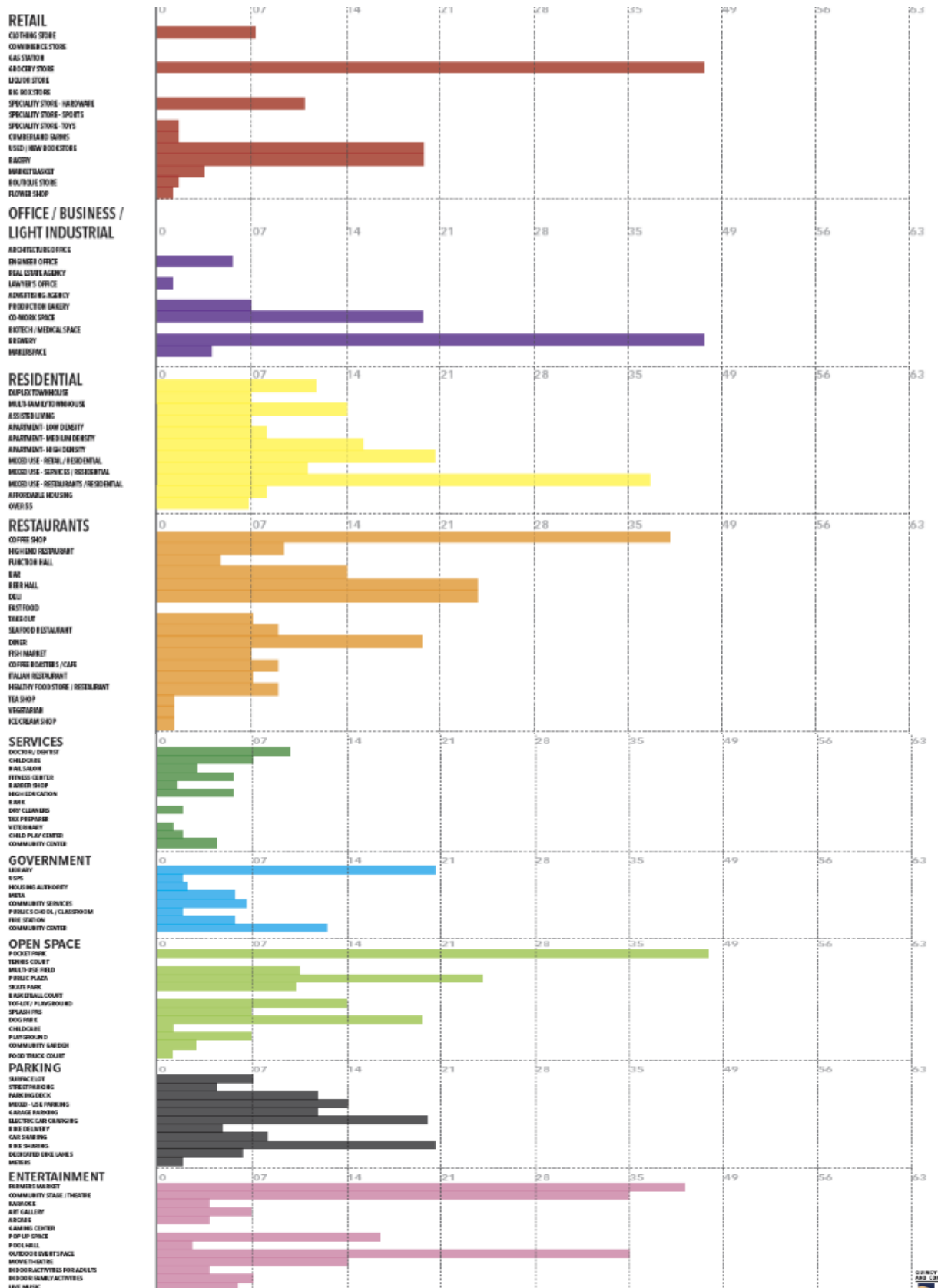
During the exercise, individuals voted and commented on the land use boards. Comments were hand written on the boards or on a post-it stickers adhered to the individual boards. Additional voting and commenting were noted on the general feedback board and the reference boards from the building block exercise. These votes were accounted for in the final tally. A total of 893 votes were received.

The following table summarizes the top two votes for each of the land use categories:

<i><b>Land Use Category</b></i>	<i><b>Top Two Votes</b></i>
Retail	Grocery Store Bookstore/Bakery (tie)
Office/Business/Light Industrial	Brewery Co-work Space
Residential	Mixed Use: Restaurant/Residential Apartment: High Density
Restaurants	Coffee shop Beer Hall/Deli (tie)
Services	Doctor/Dentist Childcare
Government	Library Community Center
Open Space	Pocket Park Public Plaza
Parking	Bike Sharing Electric Car Charging
Entertainment	Farmers Market Community Stage-Theatre/Outdoor Event Space (tie)



Graph representation of Overall Land Use Votes:



## Project Area Map and Agendas- General Feedback



As a result of the overwhelming number of participants attending the meeting, two additional forms of providing feedback were provided. Post it notes and markers were placed adjacent to the project area map and participants were encouraged to provide feedback while waiting to participate in the break out exercises. In addition, we requested that participants provide additional feedback on the back of their agendas. Individual feedback pertaining to specific land uses were tabulated and included in the overall land use votes described above.

General feedback comments have been summarized by general themes below:

- **Placemaking/ Revitalization:**
  - Force owners to clean up properties
  - Do not gentrify Wollaston
  - Provide incentives for façade and building improvements
  - Maintain a small downtown feel
  - Promote small local businesses and restaurants
  - Address the most blighted areas first
  - Change facades: cohesive look
  - Create a sense of place that builds off the community
- **Public Services:**
  - Keep post office and library
  - Bus shelters by library issues
  - Library needs more evening hours
- **Parking:**
  - Parking restrictions for commercial uses are needed
  - Implement residential parking permits on Elm Street
  - Add parking meters
- **Housing:**
  - Allow homes to develop incrementally
  - Exceed low income housing requirements
  - Maintain fair rental rates
  - No high rises (15 story buildings)
  - No more luxury condos
- **Pedestrian Circulation:**
  - Consider pedestrian connections on ALL sides of the MBTA station
- **Bicycle Accommodations:**
  - Bike Share



- **Vehicular Circulation:**
  - Delivery truck issues
- **Open Space/Green Space/Community Space Desires:**
  - Racket ball club
  - Public Gym
  - Mini golf
- **Zoning:**
  - Update zoning
  - No chain restaurants
  - No big box stores
  - No more drive-thrus
- **Other:**
  - Incorporate green infrastructure
  - The old MECO site is blighted and underutilized
  - Ensure that this is not a “one and done” charrette